

ATTACHMENT 2: CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kathryn Lehr, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APNs: 099-210-067

Case No.: 19LUP-00000-00064

Location: W. Highway 246, approximately 3.3 miles west of the intersection of Highway 246 and Highway 101

Project Title: Santa Barbara West Coast Farms LLC Cannabis Cultivation Land Use Permit

Project Description:

The following project description was revised by the Applicant from the project that was denied by the Planning Commission on December 4, 2019. As currently proposed, the amount of exterior lighting was substantially decreased and the proposed acreages were clarified, outdoor cannabis cultivation area increased from 40 acres to 46.12-acres and the nursery area decreased from 10 acres to 4-acres for a total of 50.12-acres. The project description that was denied by the Planning Commission can be found in Attachment 7 (Planning Commission Memorandum dated November 6, 2019).

Santa Barbara West Coast Farms, LLC is requesting a Land Use Permit (LUP) that would allow for a cannabis cultivation operation on an approximately 50-acre portion of an approximately 73-acre parcel (Assessor's Parcel Number 099-240-067) located off of Highway 246, approximately 3.3 miles from the intersection of Highway 101 and W Highway 246 in the Buellton area. The project would include approximately 46.12-acres of outdoor cannabis cultivation and 4-acres of nursery, cannabis processing, and storage areas. The processing and storage areas would be located within two-3,000 square foot agricultural accessory structures and the nursery would be located outdoors, northwest of the proposed structures. The northerly structure would be dedicated to storage and the southerly structure would include a small office, two individual restrooms, and the remainder would be dedicated to processing.

A 6-foot chain-link fence would be located along the perimeter of the cannabis cultivation and product manufacturing areas to provide security and partial screening. Additional screening of the project site would be provided by landscaping that would be installed on the northern property line, bordering Highway 246. Additional security would be provided with the installation of cut-off, downward facing, motion-sensor lighting and onsite security cameras. During the harvest season, operations will be monitored by 24/7 onsite security.

The operation would include 10 full-time staff during the cultivation season and an additional 10-20 temporary employees during the harvest season. Harvest seasons would take place twice a year and last approximately one month each. Approximately 28 onsite parking stalls are included in the project to accommodate employees, including one ADA parking stall. Hours of operation would be 6:00 a.m. to 3:00 p.m., year-round. Potable water would be provided via onsite well and sewage disposal would be provided by an onsite, leach field.

All products would be generated, and processed onsite. Thereafter, products would be transported to licensed distributors. Traffic generation and vehicle trips would be reduced by implementation of a Site Transportation Demand Management Plan, that includes ridesharing incentives and compressed work schedules for employees. The Santa Barbara County Fire Department will continue to serve the site. Access will continue to be provided off of Highway 246. The property is a 73-acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 099-240-067, located approximately 3.6 miles west of the Highway 246 and Highway 101 interchange (no assigned street address), Buellton, Third Supervisorial District.

Name of Public Agency Approving Project:
Name of Person or Agency Carrying Out Project:
LLC.

County of Santa Barbara
Santa Barbara West Coast Farms,

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption
 Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections: 15061(b)(4) and 15270(a)

Reasons to support exemption findings: CEQA Guidelines Section 15061(b)(4) states that a project is exempt from CEQA if “The project will be rejected or disapproved by a public agency.” Furthermore, CEQA Guidelines Section 15270(a) states that “CEQA does not apply to projects which a public agency rejects or disapproves.” The project is recommended for disapproval and therefore CEQA Sections 15061(b)(4) and 15270(a) apply.

Lead Agency Contact Person: Kathryn Lehr

Phone #: (805)568-3560

Department/Division Representative _____

Date _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

CC: Project File